

Page 1: DRC Site Plan - Applicant Information Sheet

City: Venice
 CD: Fees: ✓

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	R14032
Date of complete submittal	05/30/2014

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Venice Ventures 29, LLC
Property Owner's Signature	<i>[Signature]</i> <small>Signature is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	21 Isle of Venice Dr., Office
E-mail Address	aaa@gadleiinc.com
Phone Number	954-557-4390
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Jodie Siegel
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	117 SE 3rd AVE
E-mail Address	jsiegel@sfalaw.com
Phone Number	954.234-5179
Letter of Consent Submitted	

Development / Project Name	AquaMar Las Olas
Development / Project Address	Existing: 21-49 Isle of Venice New: 21, 31, 41 Isle of Venice
Legal Description	SEE ATTACHED EXHIBIT A
Tax ID Folio Numbers <small>(For all parcels in development)</small>	10212-AJ-00100 10212-AJ-00300 10201-12-00100 10201-12-00200 10212-AJ-00200 10212-AJ-00400 10201-12-00110 10201-12-00500
Request / Description of Project	5 STORY RESIDENTIAL PROJECT CONSISTING OF 20 UNITS TO RHL
Total Estimated Cost of Project	\$ 20,800,000 (including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$	Fee Calculator: http://a1.fluidfile.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	Residential Mid-Rise Multi-Family
Proposed Land Use Designation	Medium High Density
Current Zoning Designation	RMM-25
Proposed Zoning Designation	RMM-25
Current Use of Property	Residential
Number of Residential Units	20 units
Non-Residential SF (and Type)	16,686 SF
Total Bldg. SF (include structured parking)	82,815 SF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	43,200 SF (0.99 acres)	43,200 SF (0.99 acres)
Lot Density	24 UNITS	20 UNITS
Lot Width	120'-0"	120'-0"
Building Height (Feet / Levels)	55'-0" (5 stories)	55'-0" (5 stories)
Structure Length	200'-0"	101'-0"
Floor Area Ratio	1.92	1.92
Lot Coverage	21,350 SF (49.42%)	21,350 SF (49.42%)
Open Space	18,086 SF (41.86%)	18,086 SF (41.86%)
Landscape Area	15,120 SF (35%)	14,574 SF (33.73%)
Parking Spaces	48 spaces	48 spaces

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [F]	27'-6"	27'-6"
Side [N]	27'-6"	27'-6"
Side [S]	27'-6"	27'-6"
Rear [W]	27'-6"	26'-0"



AQUAMAR
21 / 25 / 27 / 35 / 49 (LOTS 5,6 & 7)
ISLE OF VENICE DRIVE
FORT LAUDERDALE, FL 33301

REGISTRATION: AA 26001137
IB 26001137

FRANCISCO J. PAREDES - A/R 94639

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DRC SUBMITTAL - REVISION 1
JUNE 9th, 2014

PROJECT DIRECTORY:		SHEET INDEX:	
OWNER/CLIENT:	AQUAMAR - LAS OLAS, LLC 1800 LAS OLAS BOULEVARD FORT LAUDERDALE, FL 33301 CONTACT: VINN BOWET EMAIL: vbowet@aquadm.com	A-000 COVER A-001 PROJECT INFORMATION - ZONING DIAGRAM A-001a LAND USE AND ZONING MAP SURVEY A-002 CONTEXTUAL IMAGES A-003 CONTEXTUAL IMAGES A-004 CONTEXTUAL AERIAL PHOTOGRAPH A-005 RENDERING - STREET VIEW A-006 RENDERING - WATER VIEW A-007 RENDERING - AERIAL STREET VIEW A-008 RENDERING - AERIAL WATER VIEW	
ARCHITECT:	PAREDES ARCHITECTS, INC. 7700 SW 143 STREET MIAMI, FL 33158 TEL: 305.904.6241 FAX: 305.904.6242 CONTACT: FRANCISCO J. PAREDES, AIA EMAIL: fparedes@paredesarchitects.com	A-009 PROPOSED MATERIALS A-501 BUILDING SECTION A-502 ENLARGED BUILDING SECTION A-601 CASE PAUL DETAILS A-602 CASE PAUL DETAILS PHOTOMETRICS PH-01 PHOTOMETRICS - GROUND FLOOR PH-02 PHOTOMETRICS - ROOF TERRACE PLAN PH-03 LIGHT FIXTURE DETAILS CIVIL C-100 GENERAL NOTES & SPECS C-200 PAVING, GROUND & DRAINAGE PLAN C-300 WATER AND SEWER PLAN C-400 WATER AND SEWER DETAILS C-500 DRAINAGE DETAILS A-201 ENLARGED GROUND - A A-202 ENLARGED GROUND - B	
MEP ENGINEER:	TMR ENGINEERS, INC. 12915 SW 137th STREET, SUITE 1 MIAMI, FL 33186 TEL: 305.333.9493 FAX: 305.333.9493 CONTACT: EDUARDO RAMOS, P.E. EMAIL: eduardo@tmer.com	ARCHITECTURE A-1-01 SITE PLAN A-1-02 LOT 2 A-1-03 TYPICAL LOTS 3-5 A-1-04 ROOF TERRACE PLAN A-1-05 HIGH ROOF PLAN A-1-201 UNIT A - ENLARGED SITE PLAN - A A-1-202 UNIT B - ENLARGED SITE PLAN - B A-1-203 ENLARGED LEVEL 2 - A A-1-204 ENLARGED LEVEL 2 - B A-1-205 ENLARGED TYP. LOTS 3-5 - A A-1-206 ENLARGED TYP. LOTS 3-5 - B A-1-207 ENLARGED ROOF TERRACE PLAN - A A-1-208 ENLARGED ROOF TERRACE PLAN - B A-1-209 ENLARGED HIGH ROOF PLAN - A A-1-210 UNIT A - ENLARGED PLAN A-1-301 UNIT B - ENLARGED PLAN A-1-302 UNIT C - ENLARGED PLAN A-1-401 EAST & WEST ELEVATIONS A-1-402 SOUTH ELEVATIONS A-1-403 NORTH ELEVATION A-1-404 ENLARGED EAST ELEVATION A-1-405 ENLARGED EAST ELEVATION A-1-406 ENLARGED WEST ELEVATION A-1-407 ENLARGED WEST ELEVATION A-1-408 ENLARGED SOUTH ELEVATION A-1-409 ENLARGED NORTH ELEVATION	
CIVIL ENGINEER:	OCEAN ENGINEERING INC. 3533 NE 74th STREET, SUITE 408 MIAMI, FL 33153 TEL: 786.531.5292 FAX: 786.531.5292 CONTACT: EDUARDO RAMOS, P.E. EMAIL: eduardo@oceaneng.com	LANDSCAPE L1-01 EXISTING TREE DISPOSITION PLAN L1-02 EXISTING TREE PHOTOS L1-03 PLANTING PLAN L2-01 PLANTING PLAN L2-02 SPECIFICATIONS & DETAILS	
STRUCTURAL ENGINEER:	DPA STRUCTURAL ENGINEERS 11108 SW 80th, SUITE 204 MIAMI, FL 33161 TEL: 305.281.7800 FAX: 305.281.7800 CONTACT: DANIELA DUBOISE EMAIL: dduboise.com	ZONING MAP:	
LANDSCAPE ARCHITECT:	ROSENBERG GARDNER DESIGN 17670 NW 78th AVENUE, SUITE 214 MIAMI, FL 33176 TEL: 305.331.1116 CONTACT: KEN GARDNER EMAIL: ken@rosengardner.com	LOCATION/SITE MAP:	

PROJECT NAME/LOCATION:

AQUAMAR
21 / 25 / 27 / 35 / 49 (LOTS 5,6 & 7)
ISLE OF VENICE DRIVE
FT. LAUDERDALE, FL 33301

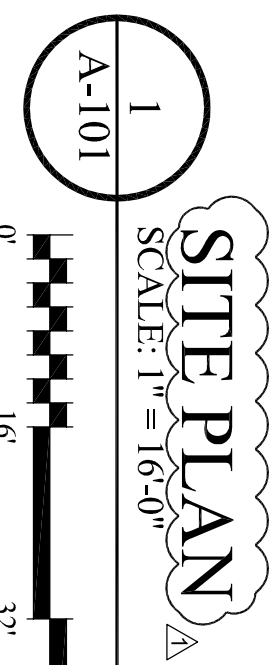
DATE: 05-30-14

PROJECT NUMBER: 21404.00

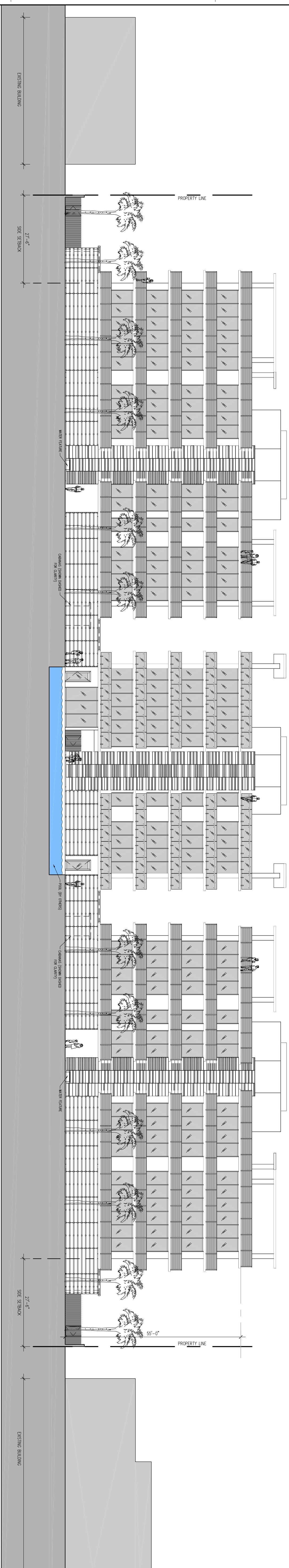
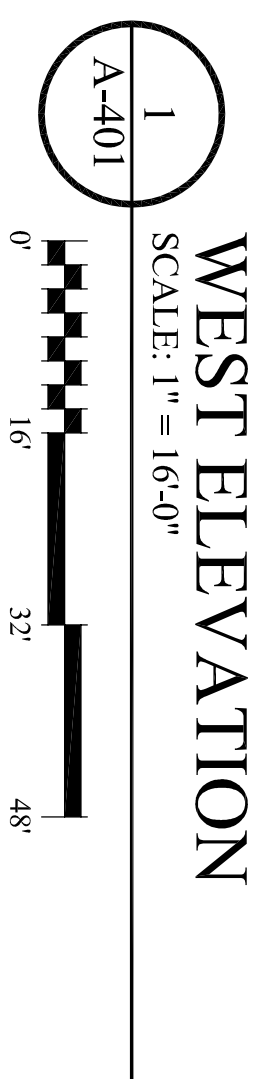
SHEET NUMBER: A-000

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	05-30-14	DRC SUBMITTAL
2	06-09-14	DRC - REVISION 1
3	06-09-14	DRC SUBMITTAL
4	06-09-14	DRC SUBMITTAL
5	06-09-14	DRC SUBMITTAL
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SITE INFORMATION/ BUILDING SUMMARY					
A. LAND USE DESIGNATION	E. BUILDING HEIGHT	H. GREEN AREA	L. OFF-STREET PARKING		
RESIDENTIAL AND MISC MULTI-FAMILY MEDIUM HIGH DENSITY DISTRICT	MAX. STRUCT. HEIGHT: PROPOSED HEIGHT:	REQUIRED: .55% (0.35 x 43,200sf) = 15,120 SF PROVIDED: 14,574sf / 43,200sf = 0.3373 = 33.73% OF SITE AREA	(2 bed-room) (3rd floor) = 2.2 spaces per unit (2 bed-room) (4 floor) = 2.2 spaces per unit (2 bed-room) (3 floor) = 8 units x 2.1 = 16.8 (3 bed-room) (4 floor) = 12 units x 2.2 = 26.4		
B. ZONING DESIGNATION	F. FLOOR AREA RATIO		TOTAL = 43.2 SPACES 43 SPACES 48 SPACES		
RMM-25	GROSS FLOOR - LEVEL 2 - LEVEL 3 - ROOF TERRACE - TOTAL -	3,719 SF 19,774 SF 19,774 SF 19,774 SF 82,615 SF			
C. SITE AREA			K. SETBACKS		
GROSS LOT AREA = 43,200 SF (0.99 ACRES)			FRONT YARD: SIDE YARD: REAR YARD: MAX. STRUCTURE LENGTH	REQUIRED 27'-6" 27'-6" 27'-6" 27'-6"	PROVIDED 27'-6" 27'-6" 28'-0" 18'-0"
D. DENSITY	BUILD TOTAL AREA / LAND AREA = 82,615 / 43,200sf = 1.92 FPR		SIDE YARD: REAR YARD: 20% OF 55'-0" (height) = MAX. STRUCTURE LENGTH	11'-0" 11'-0" 11'-0"	18'-0" 18'-0" 101'-0"
MAX. ALLOWED DENSITY: MAX. ALLOWED DENSITY: PROPOSED:	G. BUILDING FOOTPRINT / LOT COVERAGE 21,350sf / 43,200sf = .4942 = 49.42% OF SITE AREA				
			M. NOTES		
			NOTE: AREA OF BUILDING EXCEEDING REQUIRED REAR SETBACK OF 27'-6" = 75 SF OF BUILDING EGRESS STRIPS NON-CARC AREA 2-2 ENCROACHMENT INTO REAR SETBACK AREA OF TERRACE SLAB EXCEEDING 3'-0" ENCROACHMENT OVER REAR SETBACK OF 27'-6" = 262 SF (NON-CARC AREA)		



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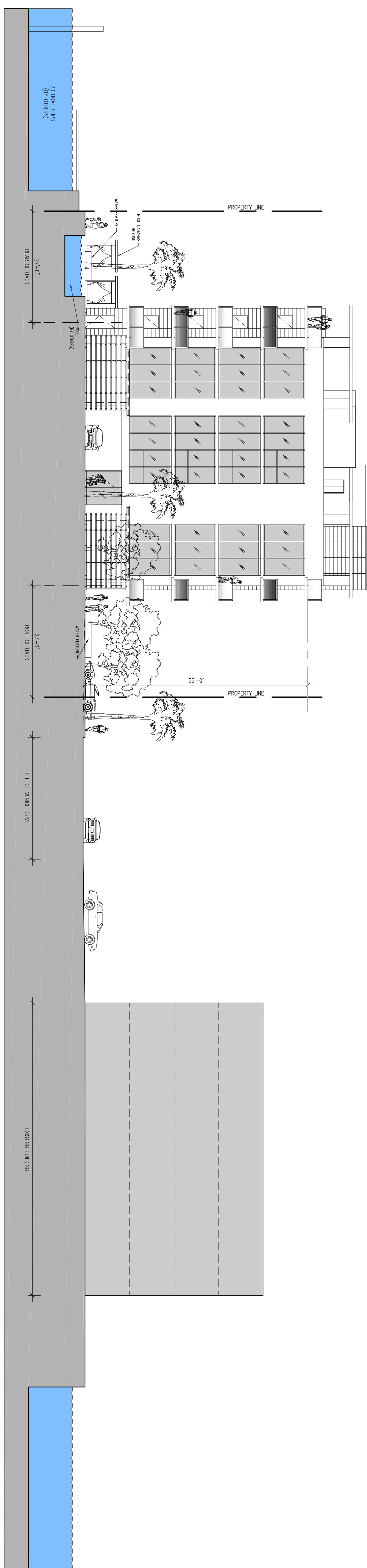
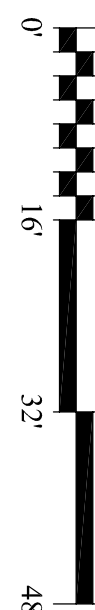
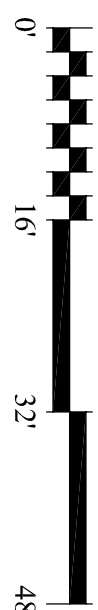
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DATE:	05/30/14		
DESCRIPTION:			

DATE: 05.30.14

PROJECT NUMBER: 21404.00

SHEET NUMBER

A-401




DRC SUBMITTAL

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DATE:	05/30/14		
DESCRIPTION:			

A-402

AQUAMAR
21 / 25 / 27 / 35 / 49 (LOTS 5,6 & 7)
ISLE OF VENICE DRIVE
FT. LAUDERDALE, FL 33301



REGISTRATION:	
AA 26001818	IB 26001137

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1

A-403

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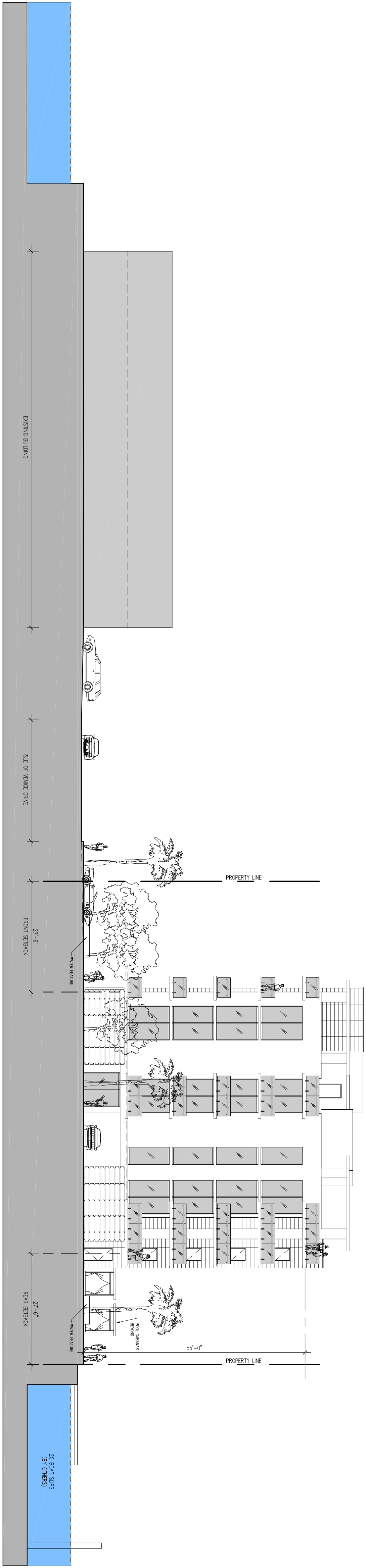
16'

32'

48'

NORTH ELEVATION

SCALE: 1" = 16'-0"



DRC SUBMITTAL

AA 26001818

IB 26001137

REGISTRATION:

AA 26001818

IB 26001137

FRANCISCO J. PAREDES - AR 94689

AQUAMAR

21 / 25 / 27 / 35 / 49 (LOTS 5,6 & 7)

ISLE OF VENICE DRIVE

FT. LAUDERDALE, FL 33301

PROJECT NAME / LOCATION:

21 / 25 / 27 / 35 / 49 (LOTS 5,6 & 7)

ISLE OF VENICE DRIVE

FT. LAUDERDALE, FL 33301

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DATE:

05.30.14

PROJECT NUMBER:

21404.00

SHEET NUMBER:

A-403

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CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: July 8, 2014

Project Name: Venice Ventures 29, LLC / AquaMar Las Olas

Case Number: R14032

Request: Site Plan Level III Review / Yard Modification /
New Twenty (20) Multifamily Units

Location: 21, 31 and 41 Isle of Venice

Zoning: Residential Mid Rise Multifamily / Medium High
Density District (RMM-25)

Land Use: Medium-High

Project Planner: Yvonne Redding

Case Number: R14032

CASE COMMENTS:

A. Please respond to Comments 1 through 6 prior to Planning and Zoning Board Meeting sign off

1. Show the circulation template for vehicles entering parking spaces 21 through 23 and backing out from parking spaces 1, 21, 22, and 40.
2. Show sight triangle for the possible vehicular conflicts along the one-way drive isle and Elevators E-1, E-2, and E-3. Please study the possibility of providing a method/mean of traffic calming such as speed humps/bumps or raised cross-walk in those locations.
3. Please discuss the status of the eight Visitor Parking Spaces, placed immediately to the east of the building, with the Zoning Representative. The configuration, as presented, 1) does not satisfy the stacking requirements governed by Section 47-20.5.C.6 of the ULDR and 2) generates too many potential conflict points between turning and through-moving vehicles, pedestrians, and/or bicyclists.
4. Contact City's Utilities, Mr. Kris Kmon at (954) 828-7834, to determine whether any buried utilities are currently present within the site proposed for the development. Please note that the full cost of relocation of those utility and providing relevant easements shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation. Please provide correspondence letter to the engineering reviewer.
5. Meet the City's adequacy requirements with respect to services provided to the public (such as fire service, water, sanitary sewer, drainage, transportation, etc.), as per Section 47-25.2 of the City's Land Development Regulations (ULDR). The applicant's engineer shall assess potential demands and impacts on those services and prepare a design for each that utilizes (as is reasonable) any existing water, sewer, drainage, and street infrastructure to adequately serve this project. In the event inadequate infrastructure exists, the engineer must prepare a design that extends/expands to the nearest City system for the purpose of serving this development. The engineer must prepare service demand calculations for water and sewer and obtain a letter of service availability from City's utilities, Alicia Dunne at 954-828-5326 or adunne@fortlauderdale.gov.
6. Submit a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety- (90) days prior to the date of final DRC. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey and a copy of the title abstract. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from the remainder of time from ninety- (90) days prior to the final DRC date.

B. Please respond to Comments 7 through 11 prior to Final DRC sign off

7. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered civil engineer.
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all the proposed drainage systems.
 - b. Water and Sewer Plan, including all proposed and existing water main, force mains, gravity mains, etc. (show all pipe sizes on the plan).
 - c. Signing and marking plan, including the radii all landscaping and pavement areas

8. Provide storm runoff calculations (for both quality and quantity) signed and sealed by a Florida registered professional engineer. The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is accommodated for onsite with zero discharge to right-of-way and adjacent properties.
9. Provide typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.
10. Show spot elevations along the perimeter (property lines) on the paving and grading plan.
11. Show utilities on the lighting and landscaping plans for potential conflict with the design.

C. Respond to Comments 12 through 24 prior to Engineering Permit Approval

12. Please be advised that all the proposed improvements within or adjacent to the City's right-of-ways, including driveway, sidewalk, landscape, and hardscape, are subject to issuance of permits from the City, and the execution of an agreement that authorizes the City for removing those improvements for any public purpose in the future. In addition, the Applicant shall execute a maintenance agreement with the City for maintaining all landscape, hardscape, and drainage system within the City's right-of-way prior to obtaining the final certificate of occupancy.
13. Provide a 10-ft by 15-ft easement for the vault housing the 4-inch water meter. The easement documents along with any inquiries relevance to easement information shall be submitted to Judy Johnson at 954-828-6159. Please be advised that the final easement recordation document shall be submitted prior to Certificate of Occupancy.
14. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
15. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKALUS@broward.org at BCEPGMD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
16. Obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Route certified calculations with Paving & Drainage plans to engineering reviewer.
17. Obtain a demolishing permit from the City, and verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City, Public Works, and the utility companies to control the impacts from the demolition.
18. Provide an appropriate staging and storage plan. This plan shall indicate proposed fenced areas, material and equipment storage areas, construction parking plan, construction delivery truck routing, crane locations, provide multiple areas for multiple contractors (GC, Foundation, underground, franchise utility contractors), suitable dewatering, pumping, sedimentation and filtering systems for dewatering foundations, and plans for maintaining traffic during the phases to be constructed. Staff will only authorize plans for hearings or final DRC, which appropriately address these parameters.
19. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.

20. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
21. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
22. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated from the basis of how many equivalent residential connections (ERC) result from the design minus existing ERCs. In the event the development team can demonstrate existing units for credit the net fee is reduced following confirmation of any existing flows, and paid prior to the issuance of the building permit. The cost per each ERC is \$1,368 for water and \$651 for wastewater. The cost per each ERC is \$1,368 for water and \$651 for wastewater. For additional information on the said fees, contact Ms. Connie Hayman at (954) 828-5990.
23. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by public work staff in or near the right of way. Please contact the City Engineer's office, either Scott Sundermeier at (954) 828-5262, for information concerning the lighting within the City's Right-Of-Way.
24. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.

Case Number: R14032

CASE COMMENTS:

Please provide a response to the following:

1. Provide second means of egress from the roof deck FBC table 1021.2

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comments

Please consider the following prior to submittal for Building Permit:

1. FDC must be with-in 100 feet of fire hydrant.

Case Number: R14032

CASE COMMENTS:

Please provide a response to the following:

1. Provide condition percentages for all existing trees.
2. Provide mitigation calculations and illustrate how this mitigation is being provided.
3. Relocate/preserve palms.
4. There exists a 10' rear sight visibility triangle where nothing can be installed or maintained over 30" in height, as per ULDR 47-19.5. Illustrate the triangle and state this note on the plan. Shift plant material out of triangle.
5. Provide calculations in accordance with ULD 47.21-10.B.1,2,3,10,& 15.
6. It appears that the does not meet the 35% pervious requirement. Please clarify calculations.
7. The front landscaped area along the street may be re-designed to include parallel parking, then the pervious areas for street trees, then the sidewalk.
8. Illustrate site lighting on plan. Light pole locations are not to be within 15' of tree locations.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

1. A separate application is required for General Landscaping.
2. A separate application is required for Tree Removal/Relocation.

Case Number: R14032

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The site is designated Medium-High on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative responses, on letterhead, with date and author indicated.
 - a. Sec. 47-23.8, Waterway Use
 - b. Sec. 47-24.3, Conditional Use Permit Requirements
 - c. Sec. 47-25.2, Adequacy Requirements
 - d. Sec. 47-25.3, Neighborhood Compatibility Requirements
- 5) Discuss the proposed building length, massing and façade articulation and provide additional details of the building at the ground floor level.
- 6) Pursuant to ULDR Sec. 47-5.36, the maximum allowed height in the zoning district is fifty-five (55) feet, measured to the top of any portion of the building intended as habitable space. Please verify the height of the proposed structure. The measurement should be to the top of the railing on the rooftop terrace which appears to exceed the 55' height requirement.
- 7) Pursuant to ULDR Sec. 47-5.36, the maximum building length in the zoning district for a multi-family building is two hundred (200) feet.
- 8) Pursuant to ULDR Sec. 47-5.36, proposed buildings should be separated by a minimum of 10 feet or 20% the height of the tallest building, whichever is greater. As proposed the intent of this section is not met, as the building appears to be connected with understory parking and trellis elements that create an impression of one continuous building mass. The required separation should provide for a differentiation of building masses, allowing for light and air to circulate between the structures as well as giving the opportunity for clear vistas to the waterway.
- 9) Pursuant to ULDR Sec. 47-5.36, the required setback is one-half (1/2) the height of the proposed building. AS proposed the setback should be measured to the outer edge of the side walls requiring additional yard modifications then requested. However, please note that a portion of the proposed parking is located within these side setback areas, which should remain clear to provide clear vistas to the waterway.
- 10) The proposed building façade facing the right-of-way lacks recognizable main pedestrian entrance points. Provide distinctive entrances, with direct pedestrian access from the sidewalk to the building, to create more presence and improve the pedestrian street level experience. In addition, the site plan indicates several water

features which create sidewalk impediment(s) leading to the lobby areas. Ensure clear, unobstructed pedestrian pathways are provided.

- 11) Discuss combining the new sidewalk with the proposed walkway to create a main pedestrian connection along the right-of-way and providing the landscaping between the sidewalk and the right-of-way for a safer pedestrian path. Combining the two walk ways would allow for a larger landscape area at the street edge.
- 12) Discuss proposed fencing proposed along the ground level and perimeter of the project and the opportunity to provide a more visible connection to the waterway. Consider reducing the height and width of the proposed slats or using an alternate material. This would also help in activating the facades along the right-of-way and waterways. The area between the buildings should be kept open and vistas maintained as much as possible at the pedestrian level including creating more openness above vehicular headlights.
- 13) Discuss site lay-out options that promote better site circulation, minimize curb cuts, consider better placement of visitor parking and consolidate ingress/egress to enhance the human scale experience at the ground level and reduce pedestrian-vehicular conflicts.
- 14) Discuss opportunity to provide on-street parking to accommodate visitor spaces. This can help in creating a more welcoming street frontage and utilizing less area for visitor parking within the front setback, allowing for more landscape area and pedestrian features and treatment. Consider providing a cantilever shade element with additional landscaping to shade and shield any remaining proposed visitor parking spaces.
- 15) Consider providing bicycle parking within the project site to promote alternative transportation modes and sustainable practices. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.
- 16) Discuss proposed street trees with Landscape Representative, as shade trees are preferred to provide a more comfortable shaded pedestrian environment.
- 17) Pursuant to ULDR Section 47-20.14.E, please verify the photometric calculations on sheet PH-01, as the measurement appears to be greater than the .5 foot candle measurement permitted.
- 18) Pursuant to ULDR Sec. 47-19.1, Accessory uses, buildings and structures are subject to separate size, setback, and height restrictions, provide details of proposed structures shown on sheet A-101, these structures are shown within the setback area or exceed the allowable size for such uses.
- 19) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 20) If application proposed additional dockage and/or boat slips, provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Planning and Zoning Board submittal. Docks and slips are approved under separate permit application.
- 21) Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Representative.
- 22) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
- 23) Provide the following changes on site plan:

- a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
- b. Dimension widths of adjacent right-of-way as well as the width of the Rio Grande Waterway..
- c. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground provide documentation from FP&L indicating such.

GENERAL COMMENTS:

- 24) "Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements"
- 25) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 26) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-8980) to review project revisions and/or to obtain a signature routing stamp.
- 27) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 28) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

Case Number: R14032

CASE COMMENTS:

Please provide a response to the following:

1. What type of access control feature will be used for Unit C access elevator?
2. What child proof access features will be used for pool safety?
3. Residential units should be pre-wired for an alarm system.
4. Stair doors at ground level should be egress only or access controlled.
5. A Closed Circuit TV system should be used to monitor entry / exit points, elevators, parking areas, pool and common areas.
6. Clearly identified emergency communication devices should be available in common areas, pool and parking areas.
7. Residential unit entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree peephole or view port for security.
8. Residential unit entry doors should be equipped with a secondary deadbolt locking system.
9. All exterior glazing, including sliding glass doors, should be impact resistant.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R14032

CASE COMMENTS:

Please provide a response to the following:

1. The development shall provide Solid Waste Services including the collection of garbage, recycling and bulk trash.
2. The Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste Service charges shall be included in monthly maintenance fee as prescribed in owner's association documents.
4. To ensure uniformity of service along the Isle of Venice Drive, service days shall be per the City's residential routing schedule.
5. Solid Waste collection shall be on private property. Containers shall not be placed or stored in any area where they block the public street, sidewalks or parking spaces to perform service.
6. Site plans for multi-family properties that require a dumpster or compactor shall also show a designated area/pad for residential recycling facilities. Draw equipment on plan to show it will fit in trash room.
7. Containers: must comply with Chapter 47-19.4
8. Provide letter from the chute company indicating make and model of proposed equipment, that it will accommodate both waste and recycling, and meet the capacity needs of building(s).
9. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Solid Waste Coordinator, and should be attached to your drawings. Please email an electronic copy to mdoyle@fortlauderdale.gov.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

None.

Case Number: R14032

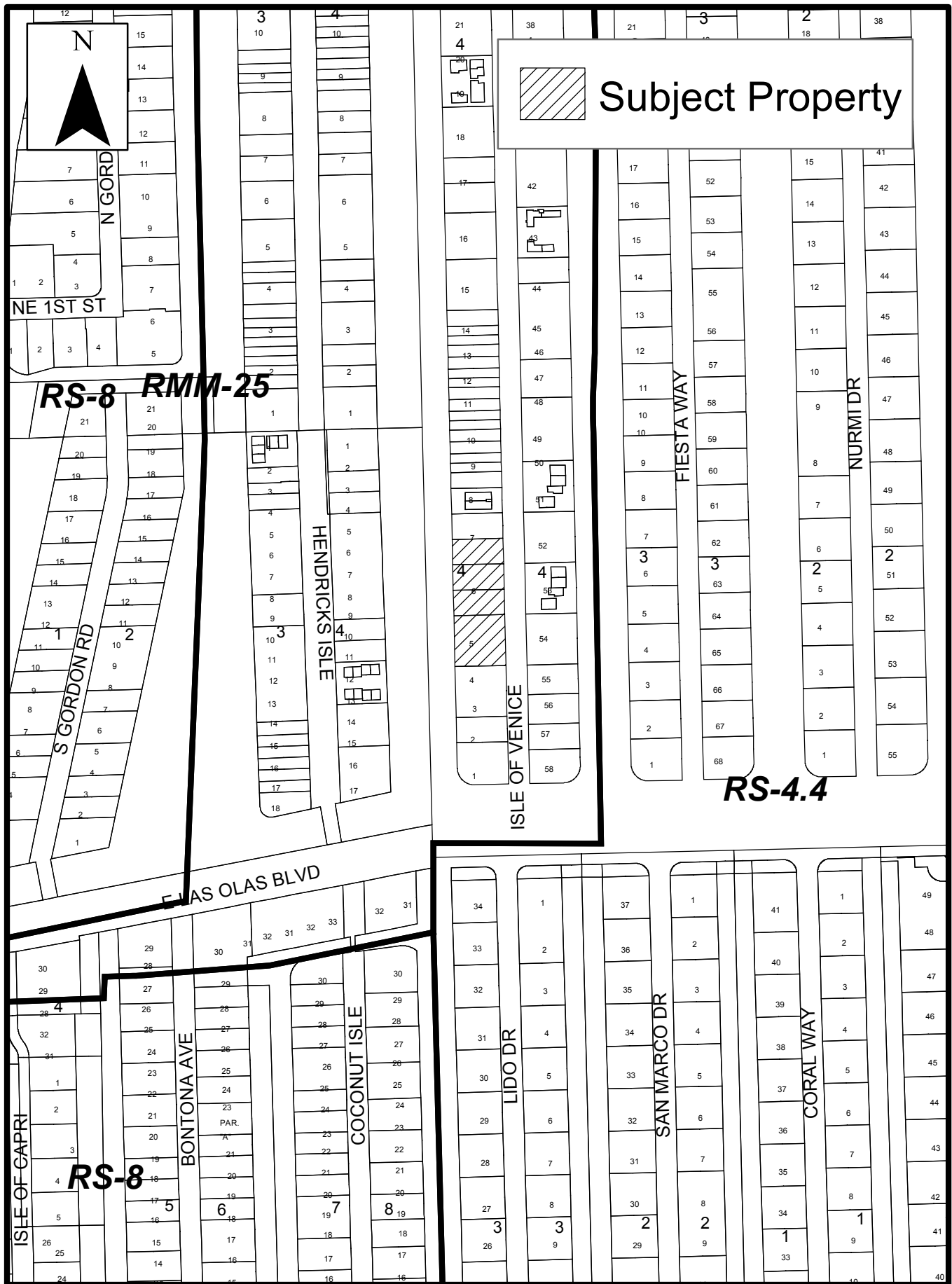
CASE COMMENTS:

1. Consider combining ingress/egress site access points.
2. Integrate multimodal improvements such as covered bicycle racks and facilities. Consult LEED Alternative Transportation credits.
3. Ensure and label ADA-compliant ramps and unobstructed sidewalks.
4. Implement sustainable materials such as permeable pavement and electric charging stations.
5. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Designing and implementing sustainable materials, bicycle and pedestrian facilities, and electric charging stations should be considered in all site designs.
2. Contact Alia Awwad at 954-828-6078 or aawwad@fortlauderdale.gov to set up an appointment for final plan approval.



R14032